



**Woodcote Road
Caversham, Reading, Berkshire RG4 7BA**

£2,500 PCM

NEA LETTINGS: A unique cottage style period home dating back to the 1800's with later modern and Victorian additions. It is located in a prime Caversham Heights' position within the Caversham Primary catchment and within walking distance to central Reading and the mainline station. The property has been extensively refurbished and is presented in excellent order throughout. Downstairs there is a porch and entrance hall, formal drawing room, study, large kitchen/diner and open plan living room, with bi-fold doors which opens out onto the enclosed garden, plus a large utility and single garage. Upstairs are four bedrooms, the master has an en-suite, plus there is a modern family bathroom. Pets considered for an extra £100pcm. EPC Rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Woodcote Road, Reading, Berkshire RG4 7BA

- NEA Lettings
- Character property
- Large open plan kitchen/diner/living room
- Garage
- Council Tax Band E
- Caversham
- Four Bedrooms
- Enclosed rear garden
- EPC Rating D
- Available 1st December

Entrance Hall

Stone flagged entrance porch with door to hallway, wooden floors in hallway, under-stairs storage cupboard, doors to living room and drawing room and staircase.

Drawing room

13'1" x 11'9" (4 x 3.6)



A formal drawing at the front of the property with original parquet wooden floors, fireplace and a long low window overlooking the front garden.

Kitchen/Diner

21'11" x 12'9" (6.7 x 3.9)



A modern cream kitchen, appliances include a built in dishwasher, large fridge/freezer, dual gas oven and 6 ring gas hob, double sink and plenty of work-space and storage plus a breakfast bar which leads to the dining area which has with built in storage cupboards and shelving along one wall.

Living Room

23'3" x 11'5" (7.1 x 3.5)



A large open plan living space with wooden floors throughout. The large living area has a wood burning stove, towards the end of the room are velux windows and bi-fold doors which open into the garden. The room has doors to study, cloakroom and utility.

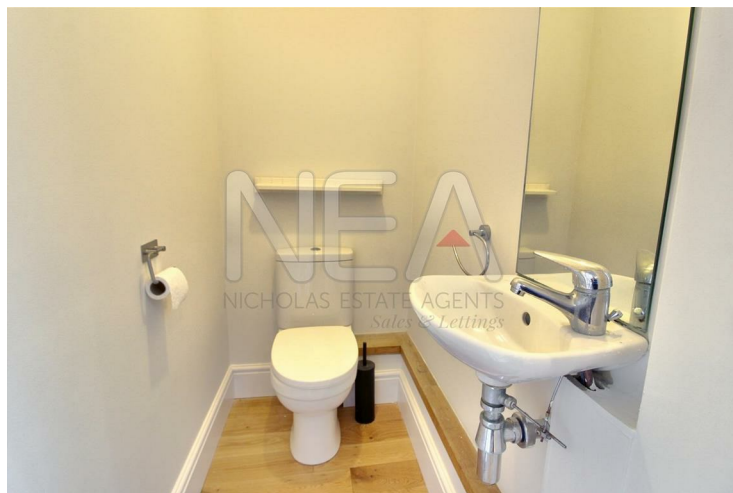
Study

12'5" x 5'6" (3.8 x 1.7)



A purpose built study with wooden floors, one end of the room has custom built shelves and drawers. Window overlooking the front garden.

Downstairs Cloakroom



White suite of WC and sink.

Utility

13'9" x 6'10" (4.2 x 2.1)



A large and modern utility with a Tumble Drier and Washing Machine, butler sink, inbuilt storage units along the end of one wall, windows overlooking the garden and a stable door into the garden, door to single garage.

Master Bedroom and ensuite

19'8" x 16'8" (6 x 5.1)



A carpeted dual aspect large master bedroom with door to ensuite.

Ensuite with tiled floor and white suite of WC, corner sink and cubicle shower

Bedroom Two

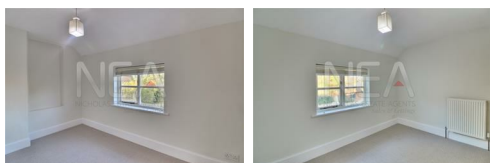
13'1" x 11'5" (4 x 3.5)



Double carpeted bedroom at the front of the property with feature fireplace and window overlooking the front garden.

Bedroom Three

12'1" x 8'10" (3.7 x 2.7)



Carpeted bedroom with window overlooking the garden, the room would take a small double bed.

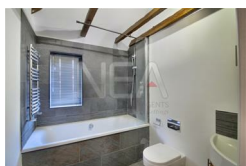
Bedroom Four

11'5" x 7'2" (3.5 x 2.2)



Carpeted bedroom with window overlooking the garden.

Bathroom

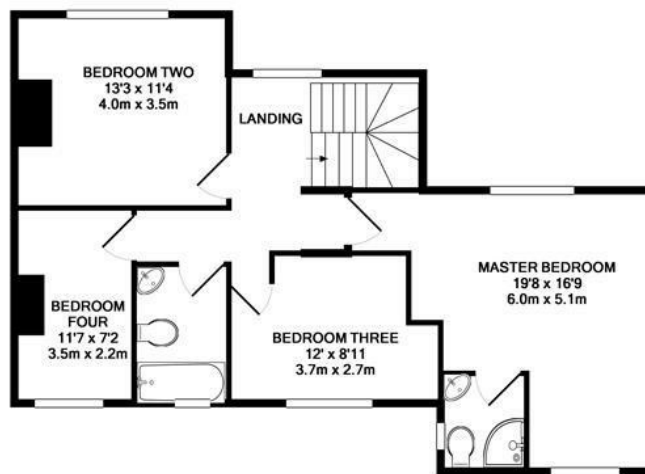
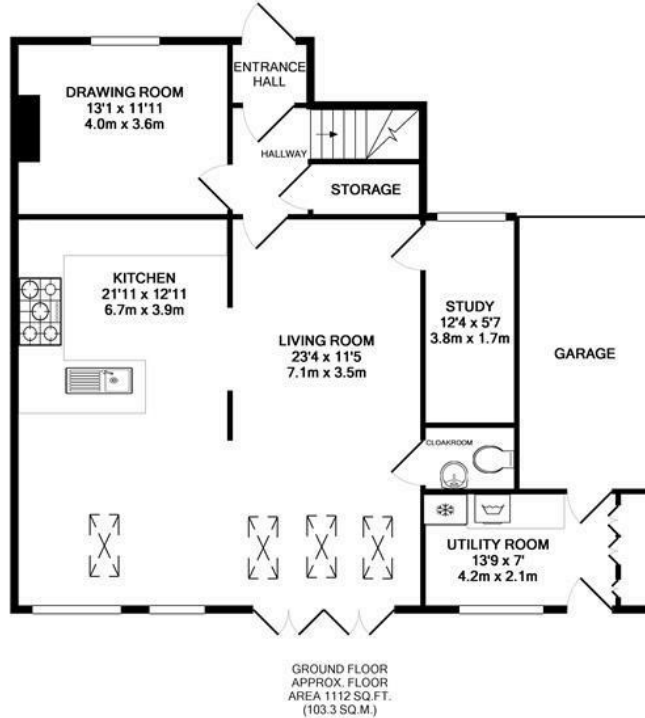


Family Bathroom with vaulted and beamed ceiling, tiled underfloor heating, sink, WC, bath with shower over and heated towel rail.

Garden



An enclosed North facing easy to maintain garden with shed at the rear.



TOTAL APPROX. FLOOR AREA 1835 SQ. FT. (170.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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